

Draft

City of Bloomington



Housing and Neighborhood Development Department

Annual Action Plan 2004-2005

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Lead Agency Description

The City of Bloomington, Department of Housing and Neighborhood Development (HAND) is the agency responsible for the administration of Bloomington's Community Development Block Grant (CDBG) and HOME programs. The action plan outlines the coordination and targeting of these resources to the prioritized needs of the City for fiscal year 2004-2005. The department will also be responsible for providing technical assistance to subrecipients receiving funding under these programs, coordination of block grant activities with other city departments and organizations, and the implementation of projects approved in the action plan.

The mission of the department is to enhance the quality of life for Bloomington residents by developing services and partnerships that will preserve community character, while promoting affordable housing and neighborhood vitality.

The department is divided into two divisions, housing and neighborhood. The housing division is primarily responsible for undertaking the activities funded by CDBG and HOME programs. This includes creating incentives for the development of affordable housing within the community, coordinating public housing initiatives with the local public housing authority, and historic preservation activities. The neighborhood development division, which is entirely funded by City of Bloomington general fund dollars, is responsible for the administration of the city's rental occupancy permit program. All rental property within the corporate limits of the city must be registered and be in compliance with the city's rental code. The division is also responsible for the intake and resolution of many types of general citizen concerns regarding violations of municipal ordinances such as zoning regulations, unsafe structures, improper trash disposal, etc. Working with neighborhoods, in particular local established neighborhood associations, is one of the primary objectives of this division. Many neighborhood programs have already been established or undertaken through this division's leadership activities. Guided by the goal of neighborhood empowerment, the division encourages residents to be proactive in working with the city to make improvements. The division also operates the neighborhood clean-up program which allows residents to beautify their neighborhoods by disposing of unwanted, bulky items or to clean up their yards and garages. Neighborhood improvement grants are awarded on a competitive basis to undertake small physical improvement projects. The installation of playground equipment, restoration of historic sidewalks, and neighborhood signage are some of the funded projects.

Community Input and Priority Determination

The priority needs identified in Bloomington's Consolidated Plan as well as in the Action Plan are the result of extensive citizen participation. A Citizen Advisory Committee consisting of citizens, government officials, neighborhood representatives and local officials review and make recommendations to the Redevelopment Commission, the Mayor, and the Common Council for the distribution of CDBG funds. The Housing Task Force, made up of local

affordable and special needs housing practitioners, also participated in the development of the goals and objectives articulated both in the Consolidated Plan. The HAND Department has consistently made efforts to talk to the consumers of the various types of housing and services that are sponsored or supported by the funds the department administers. These contacts have provided invaluable information and insights into the diversity of needs in the community.

A. Resources

- 1) Federal Resources - Community Development Block Grant and HOME are the two federal resources that will be available for the implementation of programs and the objectives outlined in the Action Plan. The entitlement allocation of CDBG funding for fiscal year 2004 will be \$1,014,000 and HOME funding of \$737,000. It is also anticipated that \$50,000 from program income through CDBG loan repayments and pay-offs will be generated through the plan year. Fifteen percent of the program income received, approximately \$7,500, will be used to supplement the social service allocation for the 2004-2005 fiscal year.
- 2) Other Resources - There are several other resources that will be used in the community to address the need for affordable housing both for renters and homeowners and economic development activities. They include:
 1. Industrial Incentive Loan Program - This program utilizes non-federal public funds from the City of Bloomington's General Fund. The Industrial Incentive Loan program was set up to attract new economic development and maintain the local economy of the city. Established as a revolving loan fund, monies can be used for construction, business expansion, and infrastructure improvements or to buy, build, or renovate a building for childcare use or a business for its employees or the general public. The amount of funding currently available in this fund is \$642,000.
 2. Tax Abatement Program - Although not a funding source, the City of Bloomington's tax abatement program is another local tool which is utilized to promote affordable housing. By offering a 6 or 10 year abatement on real estate taxes for a housing development, the overall development cost are reduced, thereby making the units sell or rent at a more "affordable" price range.
 3. Affordable Housing Permit and Sewer Connection Fee Waiver Programs - The City also operates through the Housing & Neighborhood Development Department two affordable housing permit waiver programs. Any housing construction project that is determined by the HAND Department to be "affordable" qualifies for these programs. The Affordable Housing Permit Fee Waiver Program, waives the minimum fee and/or base fee for building permits based on the type of housing construction. These fees which can range from a minimum of \$50.00 to \$1,000.00, provides cost savings. The Utility Sewer Connection Fee Waiver program provides a fee waiver for the hook-on

charges to the City's wastewater system. An individual or a developer who builds affordable housing units can utilize the fee permit program. In 2003, 7 properties received wastewater fee waivers.

4. Low Income Housing Tax Credit Program - although not a local incentive, the Low-Income Housing Tax Credit program has been an instrumental tool in the development of low income housing within the community. Over the past five years, 170 new affordable housing units have been added to the Bloomington community through this program.
5. Housing Trust Fund - this fund was created with a one time set aside of the city's county option income tax. Funds are used to rehab or construct affordable housing within the community. At least half of the available funding must be used for housing that will remain permanently affordable. Individuals can also receive funding from the trust fund for down payment assistance. In 2003, \$6,000 was granted to two individuals to assist with down payment and closing costs.
6. Bloomington Urban Enterprise Association (BUEA) – this is a 501(c)3 organization that is being administered by the City of Bloomington whose mission is to provide the means to improve the economic, physical and social environment for Zone residents and businesses. Funds for programs administered under the BUEA come from donations from various State tax credits given to businesses operating within the Zone. These programs include, but are not limited to, down payment and closing cost assistance for individuals/families who are between 80 - 125% area median income; Business Rehabilitation and Façade low-interest loan program for commercial and residential investment property located within the Zone, a scholarship program for Zone residents to attend IVY Tech State College, a partnership for microenterprise lending with SEED Corp., a partnership for business assistance through the South Central Indiana Small Business Development Center, and a school grant program for schools who serve children who reside in the Zone. In 2003, two façade loans were made, seven scholarships to IVY Tech were approved, and \$40,868 was granted to area schools.

B. Activities to be Undertaken

On page numbers 17 through 21 are tables outlining the activities to be undertaken by the City of Bloomington, Indiana which address the priority needs of the City in relation to the objectives outlined in the City's Consolidated Plan. The highlights of those proposed activities are listed below:

Highlights of 2004 Action Plan

The City of Bloomington continues its commitment to allocate 15% of CDBG funds for social service agencies. Fifteen per cent of the program income received in FY 2004 will be allocated to social service funding. Ten different agencies will receive funding in fiscal year 2004 covering a variety of programs. The activities funded this year will include assistance to 3 providers of emergency hunger relief. This corresponds with our consolidated plan in the area of non-housing community development needs. Assistance to two agencies that provide emergency shelter has also been targeted for funding. This corresponds with our consolidated plan in the area of homeless needs. Funding to 3 agencies that provide a variety of child or youth services will be approved with this plan. Emergency assistance will also be provided to assist individuals with rent, utilities, and shelter. These activities correspond with our consolidated plan in the area of non-housing needs.

The development of more permanently affordable housing for low to very-low income persons, whether through homeownership or rental housing was a concern of the Consolidate Plan. Two identified barriers to homeownership are the lack of easily accessible down payment money and access to more comprehensive information on home ownership. Assistance in home buying, budgeting, credit counseling and home ownership is now provided through a seven week homebuyer seminar sponsored by the HAND Department.

Another high priority housing need identified in the Consolidated Plan is the need to address dilapidated housing units that contain safety and code deficiencies. The rehabilitation of income eligible owner occupied homes has long been a staple of CDBG activities in Bloomington. Zero interest loans are provided to homeowners to bring their properties up to building code standards and provide moderate rehabilitation. The department also assists property owners in making exterior maintenance improvements to their homes. Funds can be used for siding, windows, new doors, etc. Eligible homeowners can qualify for a \$7,500 forgivable facade grant in conjunction with a loan. The grant may be used to restore the exterior of the home to its original condition by rehabilitating the porch or removing the existing siding. Homeowners must participate in the department's housing rehabilitation program in order to qualify for the facade program.

The department also administers a program to address physical defects in homes being purchased by low to moderate income individuals and families. The Purchase-Rehabilitation Loan Program provides a 15 year forgivable loan to new homeowners to help them acquire the home through down payment and closing cost assistance and it brings the properties up to building code standards as well as providing moderate

rehabilitation. New homeowners must successfully complete an approved home buyer education class in order to be eligible for this program.

The department also administers two housing grant programs that address needs identified in the Consolidated Plan under the owner-occupied housing section. The Emergency Home Repair Program provides for emergency repairs which are either life threatening or affects the livability of the structure. The Home Modification for Accessible Living Program is a program administered jointly with Abilities Unlimited, a local not-for-profit agency that provides home modifications for person with disabilities.

Under the HOME program, funds are used to increase the amount of affordable rental housing by working with developers who construct or rehabilitate existing housing units. The properties are required to rent at HUD rates for a ten to twenty year period, depending on the subsidy. Funds under the HOME program are also used to provide tenant-based rental assistance with the local housing authority, the South Central Action Program and the Salvation Army. This helps address the priority needs identified in the Consolidated Plan under the area of Rental Housing.

Grant moneys will be used to remodel two non-profit facilities. One serves developmentally disabled residents and the other provides services to chronically mentally ill individuals. Air conditioning will be installed in approximately 52 units at the local housing authority. Funds will be utilized to purchase land in a target neighborhood to form a trail head for the city's urban trail. Lastly, funding will also be utilized to make street improvements in the west side target area.

C. Geographic Distribution

A majority of the programs, except where specific locations are noted, will be undertaken within the corporate limits of the City of Bloomington. Eligibility for the programs will be determined by HUD income guidelines for low and moderate-income limits by family size. Bloomington has a very low minority population which is dispersed sparsely throughout the corporate limits of the city (see attached minority population maps). By administering the programs citywide by income, it is anticipated that a larger minority population will be able to take advantage of the housing and social service programs funded under CDBG.

Site specific projects are located in 5 areas of higher levels of minority concentration and/or low to moderate-income households. In addition, four of the five areas have been identified as "target areas" for the city under the CDBG program. Those areas include the **Westside Area** which is bounded by 17th Street to the North, Rogers Street to the East, Grimes Lane on the South, and a course boundary of Walker Street, Adams Street and Spring Street on the West; the **Miller Drive Area** is bounded by Henderson on the West, Hillside on the North, Maxwell on the East and Miller Drive and Short Street on

the South; the **South Central Area** is bounded by Second Street on the North, Rogers Street on the West, Vermilya to the South, and Woodlawn Avenue to the East; the **Downtown Area** is bounded by 10th Street on the North, Indiana Avenue on the East, 2nd Street on the South, and Rogers Street on the West. The fifth area is located in the southeast part of the City and was recently annexed into the City. Known as **Broadview**, its boundaries are roughly bounded by CSX Railroad to the east, West Country Club to the South, and South Rockport Road to the west. It includes two low-income housing developments known as AutumnView and Winterwood and one apartment community, Country View.

D. **Homeless and Other Special Needs Activities**

The City of Bloomington will continue to work with social service agencies whose activities address the needs of individuals and families in the areas of homelessness, emergency shelter, transitional housing, and the rental and purchase of affordable housing.

Middle Way, Inc. will receive funding under the CDBG program to provide assistance in the areas of homelessness, emergency shelter, and transitional housing.

Middle Way House offers 24 hours emergency shelter for women and their children who are fleeing domestic violence. In addition to emergency shelter and crisis intervention, supportive services and support advocacy is offered. In 1998, Middle Way House opened its transitional housing facility called “The Rise”. This facility provides transitional housing to women and their children who are experiencing domestic violence. The facility consists of 28 two and three bedroom units, an on-site daycare, laundry facilities, and staff support offices. The project represents a cumulative effort of public/private partnership at the state, federal, and local levels.

Martha’s House is a new agency in Bloomington. They will operate an emergency homeless shelter for adult men and women. Martha’s House will receive funding under the CDBG program this year to assist with the operation of this shelter. The department provided technical assistance to the community group convened to create Martha’s House after the demise of Shelter, Inc. Martha’s House was recommended for 2004-2005 Social Service CDBG funds.

E. **Other Actions**

Below are other actions which will be undertaken by the HAND Department to address affordable housing needs, lead-based paint hazards, meeting the needs of the underserved, reduce the number of poverty level families, develop institutional structure and enhance coordination between the various housing providers within the community.

1. Affordable Housing –Through its various housing programs, the department will continue to provide funding to increase the supply of affordable housing within the community. Cooperative relationships between both for-profit and not-for-profit developers will continue to be fostered.
2. Barriers to Affordable Housing – The most common barriers cited to affordable housing were acquisition of down payment and closing costs for homeownership, and the general high cost of housing within the area. Both the local Housing Trust Fund and the HAND Department provide funding for downpayment and closing costs to individuals. To help control rent costs, the department will continue to provide funding to developers who are interested in building low-cost rental units.
3. Lead Based Paint Hazards - The City of Bloomington will work to reduce lead poisoning in accordance with existing federal guidelines. Lead poisoning from lead-based paint has been a very limited problem in Bloomington and primarily involves housing units built before 1940. The department has developed lead based paint standards for all its housing rehabilitation activities, as well as housing activities to be under taken by its sub-recipients. These standards comply with HUD’s Lead-Based Paint regulations. HAND staff has also been trained as lead assessors and supervisors. This will allow the department to provide both visual assessment and paint sampling of housing units, as well as provide clearance testing. The City of Bloomington’s Lead Implementation Plan outlines the personnel needs within the community for lead workers and supervisors. There still is a need to have contractor’s workers trained to properly handle lead exposure. In addition, the department will continue to work with Public Health Nursing Association which has an active program that screens for lead poisoning and provides educational and marketing programs to the public as to the dangers of lead-based paint. The department is a state wide leader in the planning and implementation of a lead-based paint remediation program. Five staff members are licensed risk assessors and Bruce Jennings is on the state Advisory Housing Subcommittee for Lead Paint Issues. Furthermore, through its relationship with the department, the BUEA has been encouraged to extend its scholarship program to include other forms of personal economic development including allowing applicants to receive funding to attend Lead Supervisor training.
4. Anti-Proverty Strategy – Bloomington’s anti-poverty strategy to reduce the number of poverty level families and meet the needs of the underserved within its community involve implementing its housing programs and neighborhood development activities, as well as working with the community’s various housing organizations and social service agencies. To reduce the number of poverty level families, the department funds several social service agencies which help families become self-sufficient. The department also provides staff to teach a variety of financial management classes for entities such as the Bloomington Housing Authority and the South Central Community Action Program, Inc. The department continues to provide tenant based rental assistance to the Bloomington Housing Authority, South Central Community Action Program and the Salvation Army.

5. Institutional Structure and Coordination – In the implementation of its 2004 Annual Plan, the department will be working with local not-for-profits, other city agencies, the local public housing authority, and various social service agencies. The HAND Department provides staff oversight in the implementation of housing and construction projects for social service organizations. Other funded organizations which demonstrate staff capacity, provide their own construction management with the HAND department staff approving all funding draws.

Funding agreements with ten social service agencies to provide emergency and transitional housing services, self-sufficiency programs, basic needs such as food, childcare services, and mentoring programs will be approved. After the completion of the funding agreements, each agency will be monitored to assure compliance with number of clients served, eligibility of clients, and the proper use of the funds.

The City's Public Works, Utilities, and Street Departments will be utilized to oversee the construction of water, sewer, and street projects. The HAND Department will provide HUD regulations oversight, while the other city departments will provide construction management.

Along with HAND staff, the local public housing authority will oversee the installation of air conditioning in 52 housing units.

6. Monitoring- All sub-recipients of CDBG and HOME funds are required to sign a funding agreement. The funding agreement outlines the scope of services, time period for the completion of the services; program budget, financial record keeping and all relevant HUD required compliance including all recapture and or resale provisions. As outlined by HUD all required housing code inspections are completed on a regularly scheduled cycle. All properties that are inspected are in full compliance within 60 days of the required inspection. The violations we have found have been easily remedied. They range from smoke detectors that have dead batteries to exterior painting that needs to be done. To date we have not had to initiate any legal proceedings for noncompliance on a HOME unit. Depending on the activity, monitoring can take place during construction such as the case with a housing project or at completion of the activity, which is similar to our social service monitoring. The agency is provided with a follow-up letter after the monitoring, and given a time period to correct any discrepancies if found.
7. Public Housing Resident Initiatives- Over the past several years, the HAND Department has been fostering an ongoing working relationship with the local housing authority. To date it has included CDBG assistance with unit rehabilitation, new kitchen cabinets and adding air-conditioning units to its elderly housing units, providing technical assistance in the completion of grant applications and the low income housing tax credit program, and housing inspection of the public housing units for compliance with the local housing code. A stronger partnership is being developed to promote affordable housing for low

and moderate- income persons. The department is also working with the PHA to develop its Section 8 homeownership program for its residents who may be interested in purchasing their own homes. In 2003, 1 family entered this program. In 2003 we assisted the PHA with quality control inspections that are required by HUD. We conducted all required quality control inspections at no charge for the PHA.

8. Analysis of Impediments to Fair Housing - The department continues to work toward addressing the impediments identified in its Analysis of Impediments to Fair Housing document. The document identified lack of knowledge of fair housing laws as the primary impediment to fair housing within the community. On going education to the local development and landlord community, as well as the Board of Realtors, of fair housing laws is conducted by the department. A local fair housing brochure was created and distributed to department clientele, the Human Rights Commission, Board of Realtors, and the Apartment Association on a regular basis.
9. Women and Minority/Business Outreach-Due to the small minority population within Bloomington list stats from 2000 census here, minority businesses particularly those providing the services needed by the department, are very limited. Additionally, enticing MBE/WBE businesses from outside the Bloomington area to bid on local contracts is difficult due to project size and contract dollar amount. Advertisements are placed in local newspapers within the community to publicize the opportunities available to minority businesses. We also require documentation of outreach attempts in our contract bid documents in the hope that it will increase participation.

Contractor seminars have been held in the past in order to attract more Minority/women contractors. The purpose of the seminars is to inform small contractors (many whom are minority), of work opportunities with the department and how to go about bidding on department jobs. All federal reporting requirements are also reviewed.
10. Performance Measurement System – In 2003 the HAND Director participated in a seminar to measure productivity and performance in HOME programs at a Neighborhood Reinvestment Institute training. New measurement standards will be implemented during the coming fiscal year.
11. Community Wide Needs Assessment – In 2003, the Service Community Assessment of Needs was released by the steering committee. The department provided technical assistance, as well as in-kind support for this assessment. This assessment will be used by social service agencies throughout the community to document the need for their services as they apply for a variety of federal, state and local funding. This assessment will help the community leverage additional funds for needed services and help the community develop programs around service gaps.

F. PROGRAM SPECIFIC REQUIREMENTS

Listed below are the activities, including the location where appropriate, which will be

undertaken in fiscal year 2004 under CDBG and HOME programs.

Social Service Funding

<u>PROGRAM</u>	<u>RECOMMENDED FUNDING</u>
1. Hoosier Hills Food Bank Hoosier Hills Food Bank collects, stores, and distributes donated food to 112 area non-profit organizations that feed the needy.	\$20,794
2. Community Kitchen Free Meals Program The Community Kitchen provides free hot meals, including carry-out meals, to needy Bloomington residents from both their Rogers Street and West 11 th Street locations.	\$20,123
3. Middle Way House Emergency Shelter Middle Way provides crisis intervention, advocacy, supportive services, and emergency shelter to abused women and their dependent children.	\$18,790
5. Martha's House Martha's House provides emergency shelter to homeless adult men and women.	\$18,234
6. Mother Hubbard's Cupboard Redistribute food to persons in need five days/week; provide information and educational opportunities for clients on various food topics in ways that respect and honor clients.	\$15,778
7. MCUM Child Care Program Funds will be used to supplement the cost of child care for low to moderate income families.	\$16,845
8. Big Brothers/Big Sisters One-to-One Program This program matches an adult volunteer one on one with a child from a single parent home as a mentor.	\$16,845
9. Boys and Girls Club Satellites, Crestmont A satellite program of activities for boys and girls club members who live in the Crestmont Housing Authority is provided with this funding.	\$16,179
10. MCUM Emergency Services MCUM provides emergency shelter, rent, utilities, and food for low to moderate persons in need.	\$16,012
<u>SOCIAL SERVICE SUB-TOTAL</u>	<u>\$159,600</u>

Physical Improvement Projects

<u>PROJECT</u>	<u>RECOMMENDED FUNDING</u>
1. Center for Behavioral Health – Facility Repair at 809 W. 1st St. Funds will be used to convert currently unused space to useable space. This space will	\$78,000

be used to add 2 beds for persons with dual diagnosis of serious mental illness and developmental disability; 24/7 Face-to-Face Nursing Assessment for crisis intervention/stabilization; Walk-In Medication Clinic staffed by nurses to assist with medication management and an Evening Drop-In Center from 5-9, 7 days a week.

- 2. Stone Belt – Facility Remodeling** **\$120,000**
Funds will be used to redefine and direct client entrance and exit to the north side doors of the building and to address Stone Belt’s vehicle and pedestrian safety and traffic flow patterns. This project will widen and straighten out an existing driveway, construct a client drop off area under a roof connected to a newly constructed turn around and redesign a courtyard leading to the new main client entrance into the facility.
- 3. Bloomington Housing Authority – PHA Central Air Conditioning** **\$126,000**
Funds will be used to purchase and install air conditioning units in the Bloomington Housing Authority’s Crestmont, Rev. E. D. Butler and Walnut Woods complexes. This will fund approximately 52 of the remaining of the 192 units without air conditioning.
- 4. Abilities Unlimited – Home Modifications for Accessible Living** **\$ 40,000**
Funds will be used to provide eligible recipients with disabilities, modifications to an existing structure or additions to improve access. Improvements may include curb cuts, ramps, or home modifications.
- 5. Bloomington Parks and Recreation – CSX/McDoel Corridor** **\$ 68,700**
Funds will be used to acquire land or fund improvements to a proposed trailhead at the northwest end of the CSX/Railroad corridor along Adams Street.
- 6. Kirkwood Avenue Streetscape – Infrastructure Improvements** **\$264,500**
Funds will be used to replace existing water lines and sanitary sewers, install a new storm water drainage system, new curbs and sidewalks, new pavement, add street trees and add bump-outs to offer protection for parked cars and shorten pedestrian crossing distances.
- 7. HAND – Down Payment and Closing Costs** **\$ 36,000**
Funds will be used to provide down payment and closing costs assistance to income eligible home buyers that have successfully completed an approved home buyer education class.
- 8. HAND – Emergency Home Repair** **\$ 25,000**
Funds will be used to assist income eligible city residents to correct deficiencies in their home that are a health or safety concern or with deficiencies, which if not addressed, would significantly shorten the life of the structure.
- 9. HAND – Owner Occupied Rehabilitation** **\$ 50,000**
Funds will be used to rehabilitate the primary residences of income eligible city residents.

The goal is to provide decent, safe and affordable housing and to continue to eliminate slum and blight by improving the housing stock for low income households. Most of these rehabs are loans with some grant funds available for exterior improvements that have a historic or neighborhood curb appeal component.

10. **HAND – Curb and Sidewalk Program** **\$ 40,000**
Funds will be used to replace existing or construct new curb and sidewalks in Redevelopment Target Areas, areas where at least 51% of the residents are low/moderate income households, department eligible activities (e.g. affordable housing projects) that serve income eligible households with curb and sidewalk related issues and income eligible households who are required to repair adjacent curbs and sidewalks. HAND will use funds to pay for material costs while partnering with other departments to provide labor and equipment. HAND may on occasion bid out some projects to a private contractor.
11. **HAND – Engineering Services** **\$ 30,000**
Funds will be used for design work for upcoming department sponsored projects. Projects include but are not limited to infrastructure projects, plats and subdivisions and architectural designs for residential structures.

PHYSICAL IMPROVEMENTS SUBTOTAL **\$878,200**

Administration

1. **City of Bloomington (HAND)-Administration** **\$202,800**
Provide administrative oversight in the administration of the Community Development Block Grant program. Funds include staff salaries and benefits, materials, and supplies, capital outlays, and professional services and charges.

ADMINISTRATION SUB-TOTAL **\$202,800**

Program Year 2004 CDBG Funds	\$1,014,000
Unallocated Funds	<u>226,600</u>
Total Recommended Allocations of CDBG Funds	\$1,240,600

HOME PROGRAMS

<u>PROGRAM</u>	<u>RECOMMENDED FUNDING</u>
1. Homeowner Rehabilitation Funds are used to rehabilitate the homes of qualified applicants within the corporate limits of the city.	\$50,000
2. Purchase Rehab Funds are used to assist to rehabilitate homes of new homebuyers within the corporate limits of the city.	\$100,000
3. New Multi/Single Family Construction Funds are used to leverage the new construction of single and multi-family housing for rental and homeownership.	\$229,287
3. Acquisition Funds are used to assist with the purchase of properties that are to be used as housing for income eligible clients.	\$50,000
5. Tenant Based Rental Assistance Funds are used to assist income eligible tenants with rent payments.	\$125,000
6. Community Housing Development Organization (CHDO) Set Aside The required 15% set-aside for CHDOs. The Department currently works with three eligible CHDOs.	\$110,858
7. Administration Funds will be used to provide administrative oversight in the management of the HOME program.	\$73,905
TOTAL ALLOCATION OF HOME FUNDS	\$739,050

Home Guidelines for Homebuyer Assistance Programs

The Housing and Neighborhood Development Department has established the following recapture provisions to ensure the continued affordability of housing units assisted under the Department's Purchase/Rehab Program, Downpayment and Closing Cost Assistance Program and New Construction Program, which are administered using HOME funds.

- A. Funds subject to recapture at the point of resale of the housing unit include:
- Down Payment Assistance
 - Closing Costs Assistance
 - Rehabilitation Funds
 - Acquisition Costs
 - Buy Down of Purchase Price
 - New Construction Costs
- B. The amount of HOME funds subject to recapture will be based upon the below prorata basis taking into account the time period the homeowner owned and occupied the housing unit against the required affordability period:
1. HOME assistance for down payment and closing cost assistance is limited to \$3,000 per unit and is forgiven at 20% per year over five years.
 2. HOME assistance less than \$15,000 per unit- the first five years the total subsidy is required to be repaid. In year six through ten, the subsidy is forgiven at a rate of 20% per year.
 3. HOME assistance of \$15,000 to \$40,000 per unit – the first five years the total subsidy is required to be repaid. In year six through fifteen, the subsidy is forgiven at a rate of 10% per year.
- C. The subsidy shall be in the form of a second mortgage against the property, with deferred principal and interest payments.
- D. If the house is rented or sold during the above stated affordability periods in B, the second mortgage is due and payable. However, if a family that meets HUD income criteria buys the house, the second mortgage may be transferred and assumed by the new mortgagee.
- E. Exemptions from paying back the second mortgage may be given to individuals who experience divorce, death of mortgagor, or economic hardship (extended job loss, disability, and catastrophic illness) during the affordability compliance period. Decisions will be made on a case-by-case basis.
- F. The Homeowner may recover any investments they have in the property which may include downpayment and any capital improvements made to the property prior to recapture of the HOME funds being required.

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City of Bloomington
Program Year 2004/05

Con Plan Objective	Strategy	Project/Activity	Goals	#/types of families served	Target Date for Completion	\$ Budgeted
Increase self sufficiency of families, increase services to homeless and promote outreach and assessment of the needs of low income/homeless Con Plan Page 14.	Provide food for the hungry through local not-for-profit organizations	Hoosier Hills Food Bank	Hoosier Hills Food Bank collects, stores and distributes food to area non-profit organizations which feed the needy.	2,400 clients served.	5/31/05	\$20,794
		Community Kitchen Free Meals Program	The Community Kitchen provides free hot meals, including carryout meals, to needy Bloomington residents. The Community Kitchen also provides free Transit bus tickets and the “free bench” program, which distributes overstock items.	320 persons served and this program provides over 9,800 meals annually.	5/31/05	\$20,123
		Mother Hubbard’s Cupboard	Mother Hubbard’s Cupboard is a food pantry that provides wholesome foods and information about nutrition to low-income individuals, in particular pregnant and nursing women and families with young children.	1,000 served	05/31/05	\$15,778
	Provide emergency shelter for women and dependent children fleeing domestic violence.	Domestic Violence Shelter, Middle Way House	Middle Way provides crisis intervention, advocacy, support services, and emergency shelter to abused women and their dependent children.	120 women/children served in emergency shelter	5/31/05	\$18,790

Consolidated Plan Annual Update
City of Bloomington
Program Year 2004/05

Con Plan Objective	Strategy	Project/Activity	Goals	#/types of families served	Target Date for Completion	\$ Budgeted
	Provide emergency shelter for homeless individuals.	Martha's House Emergency Shelter	Martha's House is a new organization dedicated to sheltering homeless individuals.	125 homeless individuals will be served.	5/31/05	\$18,234
	Provide emergency assistance to meet short-term crisis.	MCUM Emergency Services	Provide food, clothing, and limited financial assistance to meet short-term crisis.	650 persons will be served.	05/31/05	\$16,012
	To provide a nurturing environment for at risk children.	One to One Mentoring Program – Big Brothers/Big Sisters	Provide a one to one adult mentor volunteer with an at risk child.	48 children matches	5/31/05	\$16,845
	Provide low-cost child care for working parents.	MCUM Childcare Programs	Funds will be used to provide high-quality, subsidized childcare to low-income working families who cannot afford the market cost of licensed daycare.	56 families	05/31/05	\$16,845
	Provide a recreational environment for at risk children	Boys and Girls Club Satellite Crestmont	Provide after school activities for boys and girls living in public and subsidized housing.	45 children	5/31/05	\$16,179
Abatement of architectural barriers for the handicapped Con Plan Page 26.	Provide for the installation of ramps, grab bars and related home modifications.	Abilities Unlimited-Home Modifications	Funds are used to provide eligible recipients with disabilities, modifications to an existing structure or additions to improve access. Such improvements may include curb cuts, ramps, or home modifications.	10 homes and non-profit housing facilities assisted	Ongoing Program	\$40,000
Increase home ownership Con Plan Pg. 21.	Provide home ownership education and down payment and closing cost assistance to qualified	HAND Downpayment and Closing Costs	This project provides down payment and closing cost assistance to citywide, qualified participants who are below the 80% mark of the Area Median Income. Applicants must	12 households	5/31/05	\$36,000

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Con Plan Objective	Strategy	Project/Activity	Goals	#/types of families served	Target Date for Completion	\$ Budgeted
	participants.		attend an approved prepurchase classes in order to qualify for the program.			
	Provide assistance to purchase housing	HAND Acquisition	Funds are used to assist with the purchase of structures that re to be used as housing for income eligible clients	3 housing units	5/31/05	\$50,000
	Provide assistance to build new mulit/single family construction	HAND New construction	Funds are used to leverage the new construction of single and multi-family housing for rental and homeownership	7 housing units	5/31/05	\$229,287
	Assist with the rehabilitation of newly purchased homes	HAND purchase rehab	Funds will be used to assist homebuyers rehab an existing structure	6 housing units	5/31/05	\$100,000
Increase the amount of rental housing for those at 30% or less of median income. C-plan page 14	Provide rental assistance to income eligible families.	HAND TBRA	Provide rental assistance to applicants who are on the local public housing authority's Section 8 waiting list	10 housing units	5/31/05	\$125,000
Increase the amount of public and subsidized housing. Con-Plan page 18	Providing assistance to rehab and renovate current public housing units based on the Housing Authority's annual modification plan.	Bloomington Housing Authority-Air Conditioning	Funds to purchase and install A/C units in BHA's Crestmond, Rev. E.D. Butler, and Walnut Woods complexes	52 rental units	5/31/05	\$126,000
Provide assistance to public facilities that serve youth and/or provide assistance to entities that serve special needs populations. Con-Plan page 18 and 13.	Provide assistance to rehab Stone Belt's main client entrance.	Stone Belt ARC, Inc. Facility Remodeling	Funds to be used to address vehicle and pedestrian safety and their traffic flow at their main entrance.	123 city residents served.	5/31/05	\$120,000
	Provide assistance to convert unused to usable space.	Center for Behavioral Health	Funds to be used to add two bed for persons with dual diagnosis of serious mental illness and	2 additional beds to be used 24/7.	5/31/05	\$78,000

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			developmentally disability.			
Provide stabilization to existing older neighborhoods through rehabilitation assistance Con-plan page 12	Provides income-qualified applicants a means to improve their properties.	HAND-Owner Occupied Rehabilitation	This program provides funds to eligible homeowners for damage or deterioration that makes the dwelling unsafe, uninhabitable or threatens to significantly shorten the life of the structure.	3households	5/31/05	\$50,000
	Provides income-qualified applicants a means to improve their properties.	HAND-Owner Occupied Rehabilitation	This program provides funds to eligible homeowners for damage or deterioration that makes the dwelling unsafe, uninhabitable or threatens to significantly shorten the life of the structure.	3households	5/31/05	\$50,000 HOME
	Provide rehab assistance to eliminate code violations	HAND Emergency Home Repair	Provide emergency housing rehabilitation assistance to eligible households	5 housing units	5/31/05	\$25,000
Preserve & stabilize existing neighborhoods through infrastructure improvements. C-Plan p 26	Complete public infrastructure projects	HAND Kirkwood Avenue Streetscape	Funds to be used to replace existing water lines and sanitary sewers, install a new storm water drainage system, new curbs and sidewalks, new pavement, new trees and add bump outs.	1,117 people	5/31/05	\$264,500
		HAND Curb and Sidewalk Program	Funds used to repair/replace curbs and sidewalks in Target Areas	14,153 people	5/31/05	\$40,000
		HAND Engineering Services	Funds to be used for design work for upcoming department sponsored projects, to include but not be limited to, infrastructure projects, plats & subdivisions, and architectural designs for residential structures.	14,153 people	5/31/05	\$30,000

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Increase park facilities. Con Plan p. 19	Provide assistance to acquire property and make improvements for new park facilities.	Blgtn Parks & Rec. – CSX/McDoel Corridor	Provide funds to acquire land or fund improvements to a proposed trailhead at the northwest end of the CSC/Railroad corridor along Adams Street.		5/31/05	\$68,700
Increase Homeownership	Increase the amount of affordable housing units.	CHDO set-aside	Provide funding to local CHDO's to increase the amount of affordable housing units.	3 housing units	5/31/03	\$110,858 HOME
Administration	Provide administrative oversight in the administration of the Community Development Block Grant program.	City of Bloomington (HAND)-Administration	Provide administrative oversight in the administration of the Community Development Block Grant program. Funds include staff salaries and benefits, materials and supplies, capital outlays, and professional services and charges.		5/31/05	\$202,800
	Provide administrative oversight in the administration of the HOME program.	City of Bloomington (HAND)-Administration	Provide administrative oversight of the HOME program through staff salaries and benefits, operating expenses, and professional services.		5/31/05	\$73,905 HOME